



SHREWSBURY, MA

POLICE STATION & MUNICIPAL CAMPUS PROJECT

6.29.20

RECAP FROM JUNE 15, 2020

Team introductions

Review of the study process

Existing Conditions of the

Police Department

Police Station Programming

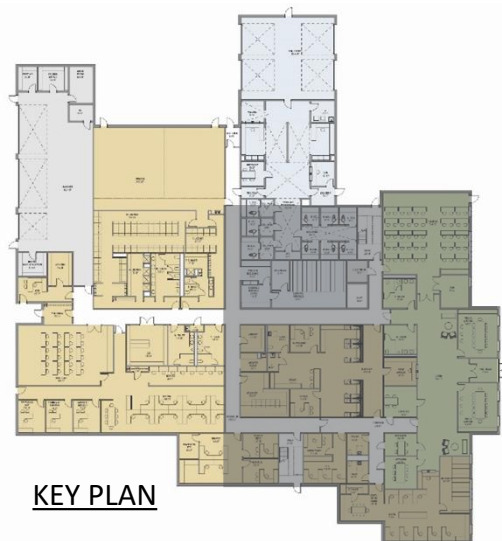


CONCEPTUAL DESIGN POLICE HEADQUARTERS

POLICE STATION – 1ST FLOOR



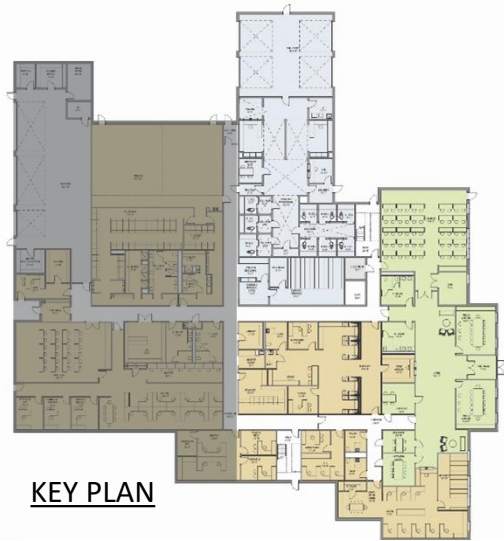
POLICE STATION – 1ST FLOOR



KEY PLAN



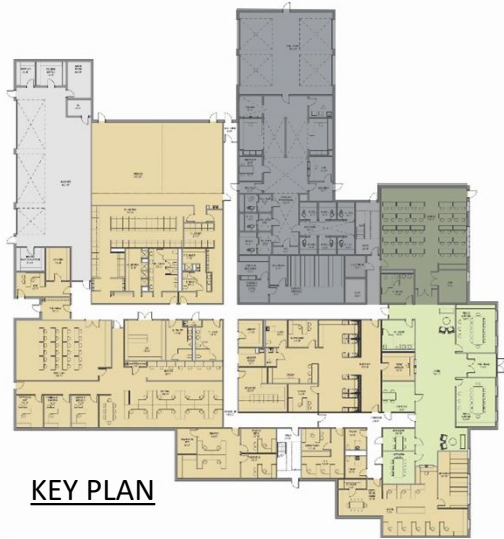
POLICE STATION — 1ST FLOOR



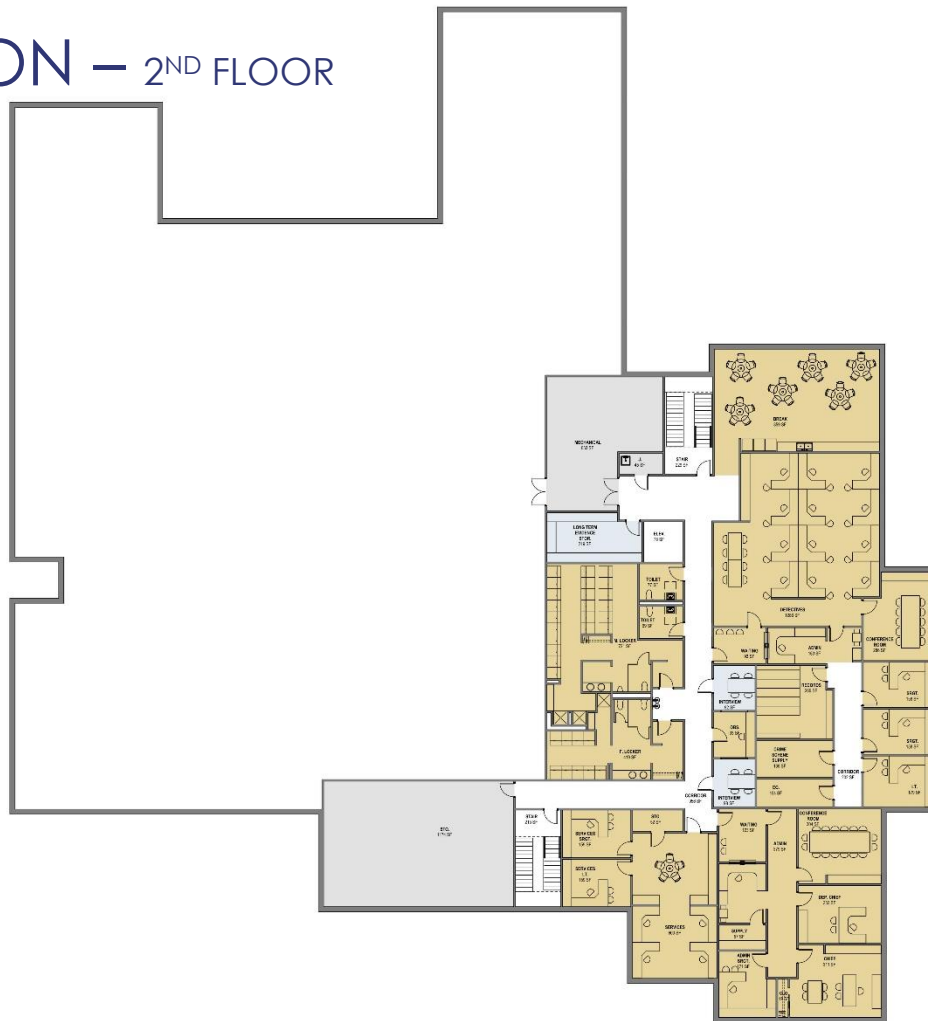
KEY PLAN



POLICE STATION – 1ST FLOOR



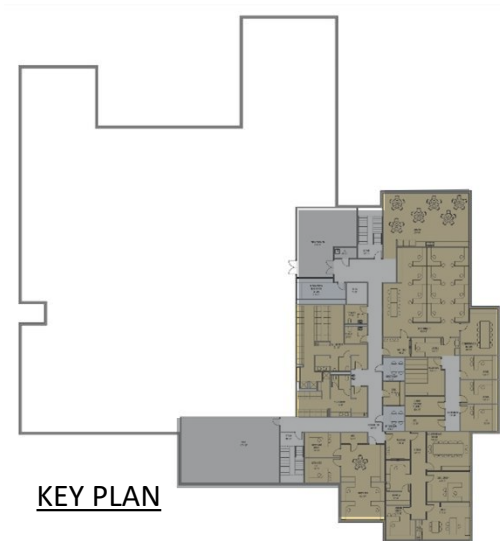
POLICE STATION – 2ND FLOOR



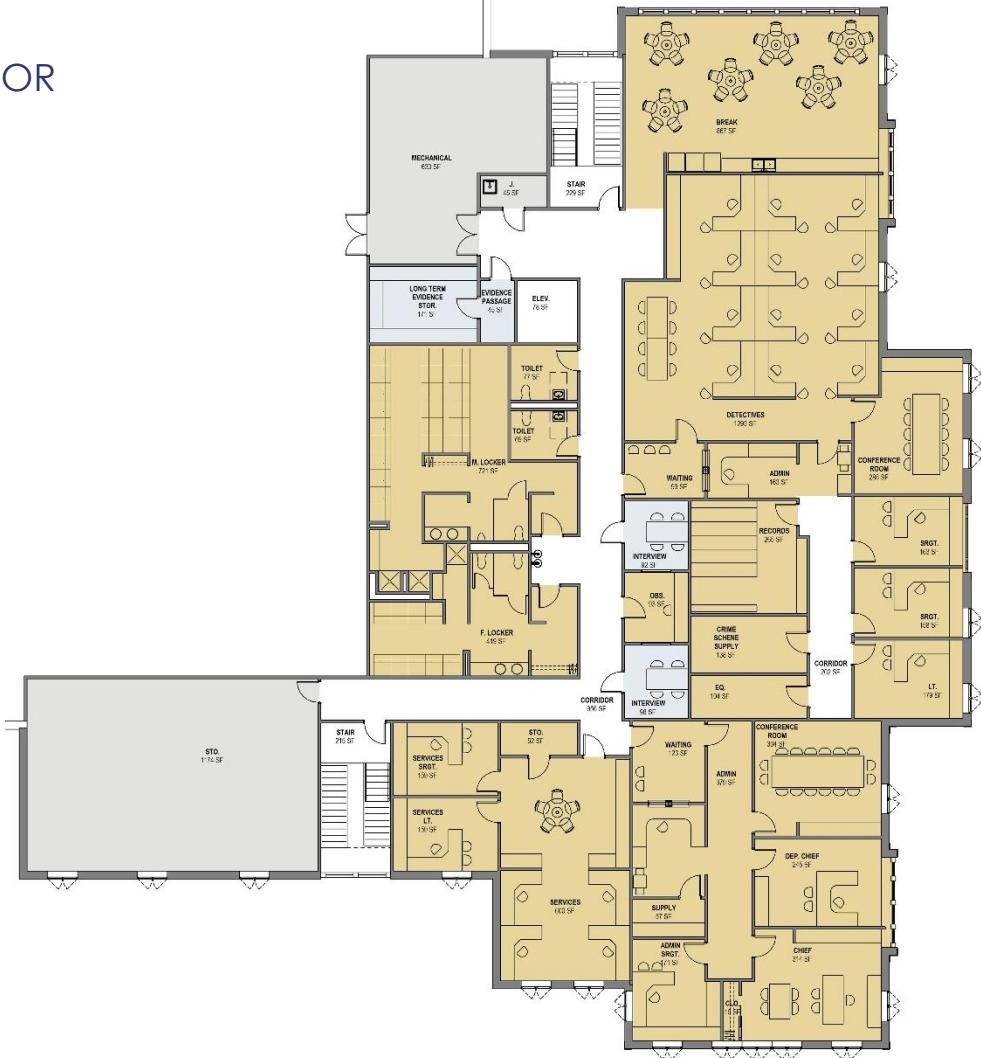
2ND FLOOR CONCEPTUAL DESIGN FLOOR PLAN



POLICE STATION – 2ND FLOOR



KEY PLAN



CENSUS GROWTH & BUILDING DATA

Population Growth

TOWN BUILDING DATA

Town Hall

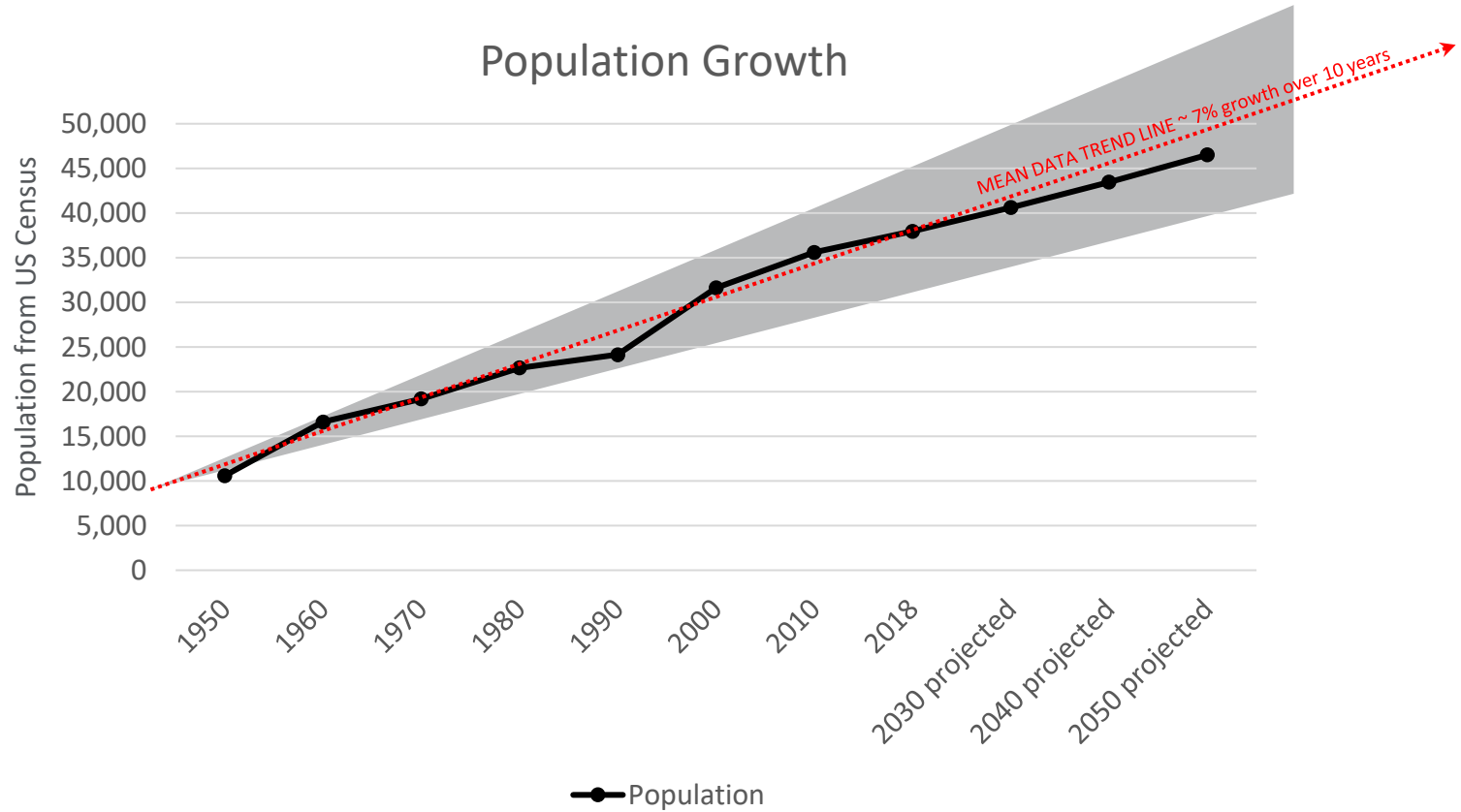
Constructed:-----1966
Renovated:-----1997
Gross Square Feet:-----36,319
Program Square Feet:-44,019

Police Station

Constructed:-----1971
Renovated:-----1996
Gross Square Feet:-----17,485
Program Square Feet:-38,438

Senior Center

Constructed:-----2000
Gross Square Feet:-----11,400
Program Square Feet:-11,835



TOWN STAFF GROWTH

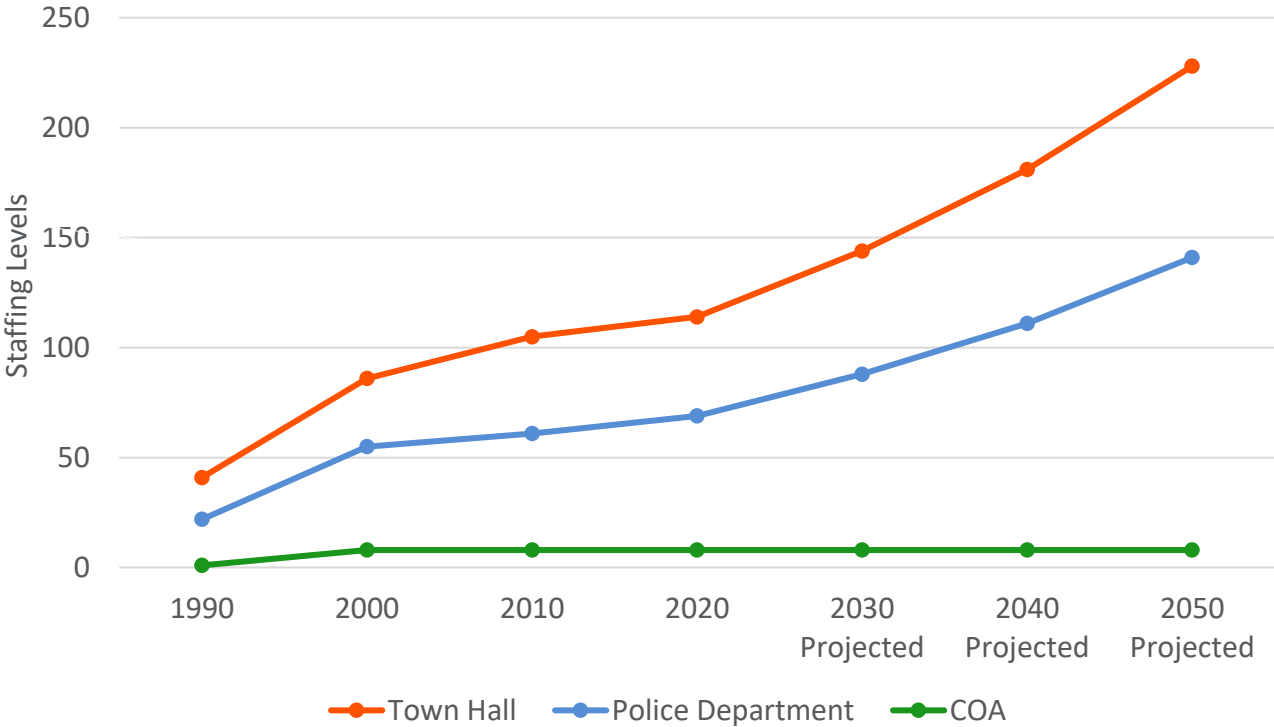
Staffing Growth by Year

Town Staffing Levels

Town Hall
1990 - 41
2000 - 86
2010 - 105
2020 - 114
10 Year Average = 26%

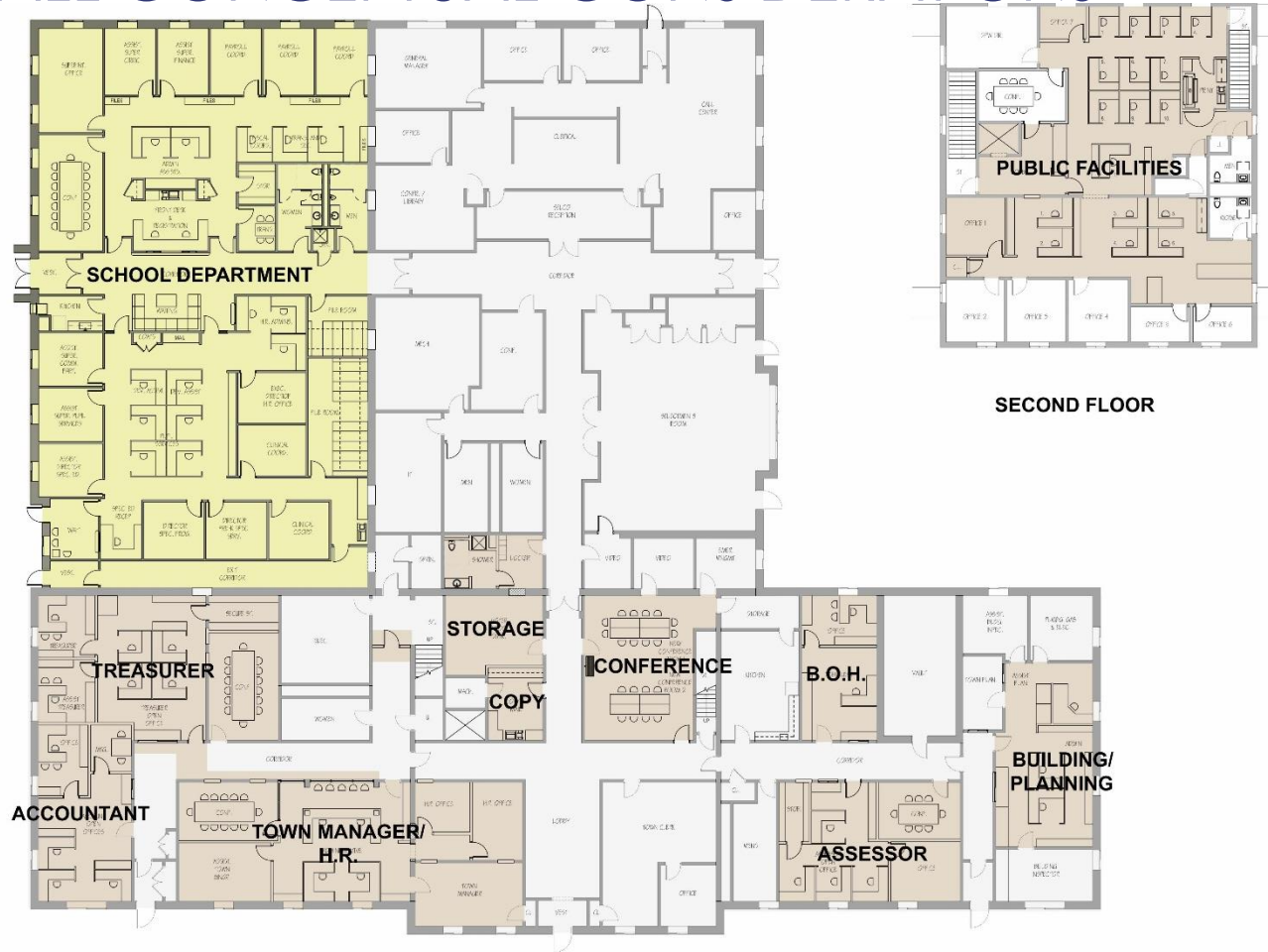
Police Station
1990 - 22
2000 - 55
2010 - 61
2020 - 69
10 Year Average = 27%

COA
1990 - 1
2000 - 8
2010 - 8
2020 - 8
10 Year Average



TOWN HALL OVERVIEW

TOWN HALL CONCEPTUAL CONSIDERATIONS



CAMPUS CONCEPTUAL MASTERPLAN

CAMPUS MASTERPLAN



EXISTING FACILITIES & SITE ASSESSMENT

SENIOR CENTER

REFER TO PAGE 23 OF THE
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SENIOR CENTER

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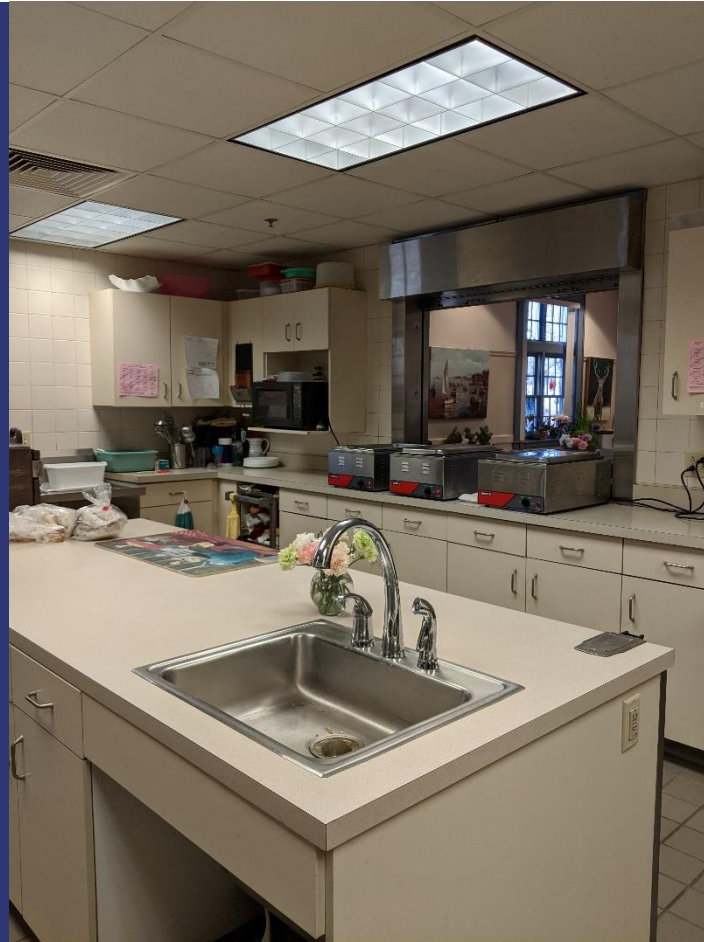
SENIOR CENTER

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SENIOR CENTER

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PROGRAMMING

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1. Public	650 SF
1.01 Lobby	510 SF
1.02 Vestibule	140 SF
2. Admin	1360 SF
2.01 Office Storage	50 SF
2.02 Office	180 SF
2.03 Staff Office	180 SF
2.04 Director Office	180 SF
2.05 Break Room	0 SF
2.06 Open Office	590 SF
2.07 Office	180 SF
3. Senior Center	6995 SF
3.01 Drop-In Lounge	1100 SF
3.02 Exam Room	230 SF
3.03 Kitchen	325 SF
3.04 Conference Room	400 SF
3.05 Craft Room	520 SF
3.06 Main Hall	3000 SF
3.07 Coat Room	105 SF
3.08 Men's Restroom	260 SF
3.09 Women's Restroom	260 SF
3.10 Working Kitchen	0 SF
3.11 Exercise Room	0 SF
3.12 Library Room	0 SF
3.13 Movie Room	0 SF
3.14 Game Room	0 SF
3.15 Conference Room	320 SF
3.16 Family Restroom	65 SF
3.17 Medical Equipment Storage	20 SF
3.18 Storage Room	180 SF
3.19 Main Hall Storage	210 SF

5. Building Services	1120 SF
5.01 Mechanical Room	235 SF
5.02 Air Handler Room	800 SF
5.03 Janitor	85 SF
6. Maintenance	510 SF
6.01 Outdoor Storage	510 SF
7. Vertical Circulation	800 SF
7.01 Stair	400 SF
7.02 Stair	400 SF
8. Exterior	0 SF
8.01 Covered Patio	0 SF
8.02 Carport	0 SF
8.03 Walking Path	0 SF

Net SF: 11,435 SF

Gross SF (20% Net to Gross): **13,722 SF**

CONCEPTUAL DESIGN SENIOR CENTER

SENIOR CENTER FLOOR PLAN - EXISTING



SENIOR CENTER FLOOR PLAN



Tecton

ARCHITECTS

THANK YOU!

POLICE STATION – OPM TEAM






- ❖ Located in Marlborough, MA
- ❖ Founded 1992 / Incorporated 1996
- ❖ Exclusively OPM Services
- ❖ Successfully Completed 68 Projects in 53 Communities
- ❖ Extensive Public Safety Experience (13 Stations in past Five (5) Years)
- ❖ Multiple Successful projects with Tecton Architects

Our Commitment:
On Time.....On Budget.....High Quality



POLICE STATION — OPM TEAM



<p>Neil Joyce, CMS Principal / Project Director / Chief Estimator</p>	<p>Commonwealth of MA - Licensed Construction Supervisor Commonwealth of MA - MCPPO Certification MS – Civil Engineering / BS Civil Engineering 28-Years of Experience in Public Construction / 12 Years as OPM Responsible for Feasibility Study, Cost Estimating, Design Phase Services and General Project Oversight</p>	
<p>Kevin Griffin, CMS Senior Project Manager</p>	<p>Commonwealth of MA - Licensed Construction Supervisor Commonwealth of MA - MCPPO Certification BS – Construction Management / MBA – Construction Management 15-Years of Experience in Construction / 10 Years as OPM Design Phase Support / Oversight, Cost Estimating, Quality Control and Field Oversight</p>	
<p>Scott Lubker, CMS Senior Project Manager</p>	<p>Commonwealth of MA - Licensed Construction Supervisor Commonwealth of MA - MCPPO Certification BS – Construction Management 15-Years of Experience in Construction QA/QC Support and Schedule review</p>	
<p>Paul V. Griffin, Jr., CMS Principal / Senior Consultant</p>	<p>Commonwealth of Massachusetts Licensed Master Electrician Commonwealth of Massachusetts, Licensed Construction Supervisor Commonwealth of MA - MCPPO Certification 35-Years of Experience in Construction / 22 Years as OPM General Project Oversight and Consulting Services on all CMS projects</p>	

A COLLABORATIVE TEAM



JEFF MCELRAVY

AIA

Principal / Project Manager
Tecton Architects

IACP Member

CPCA Associate Member

MCOPA Associate Member



MATT SALAD

AIA, NCARB

Project Architect
Tecton Architects

IACP Member



REBECCA HOPKINS

AIA, EDAC

Production Leader
Tecton Architects

IACP Member



JUSTIN HOPKINS

RA

Project Architect
Tecton Architects



SHAWN MARTIN

PE

Vice President / Civil Engineer
Fuss & O'Neill

CONSULTANTS

CONSULTING ENGINEERING SERVICES (CES)

MEP Engineering, Fire
Protection, IT

FUSS & O'NEILL

Civil Engineering,
Landscape Architecture

ODEH ENGINEERS

Structural Engineering

A.M. FOGARTY

Cost Estimating

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Co., Shrewsbury



Labels



Shrewsbury
Town Hall



Feedback

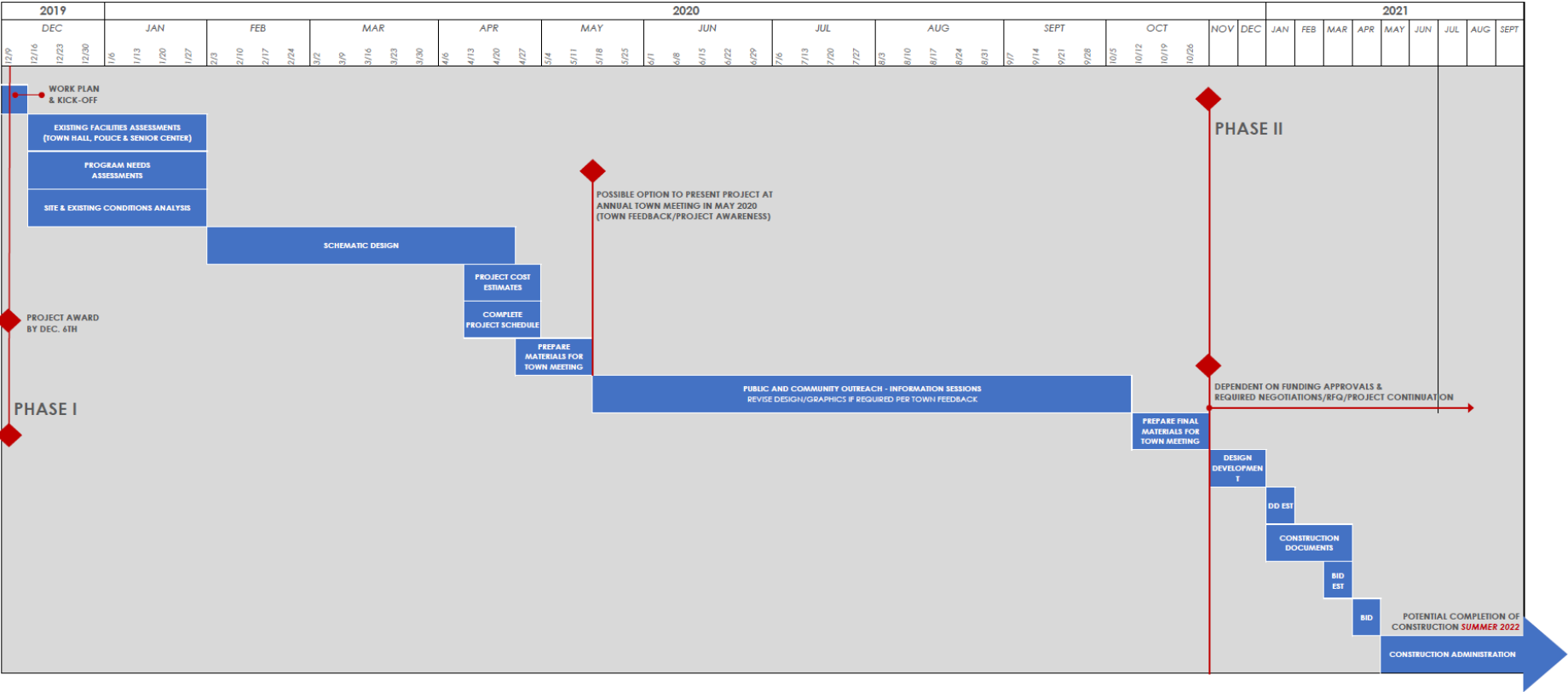
50 feet 25 m

PROJECT GOALS

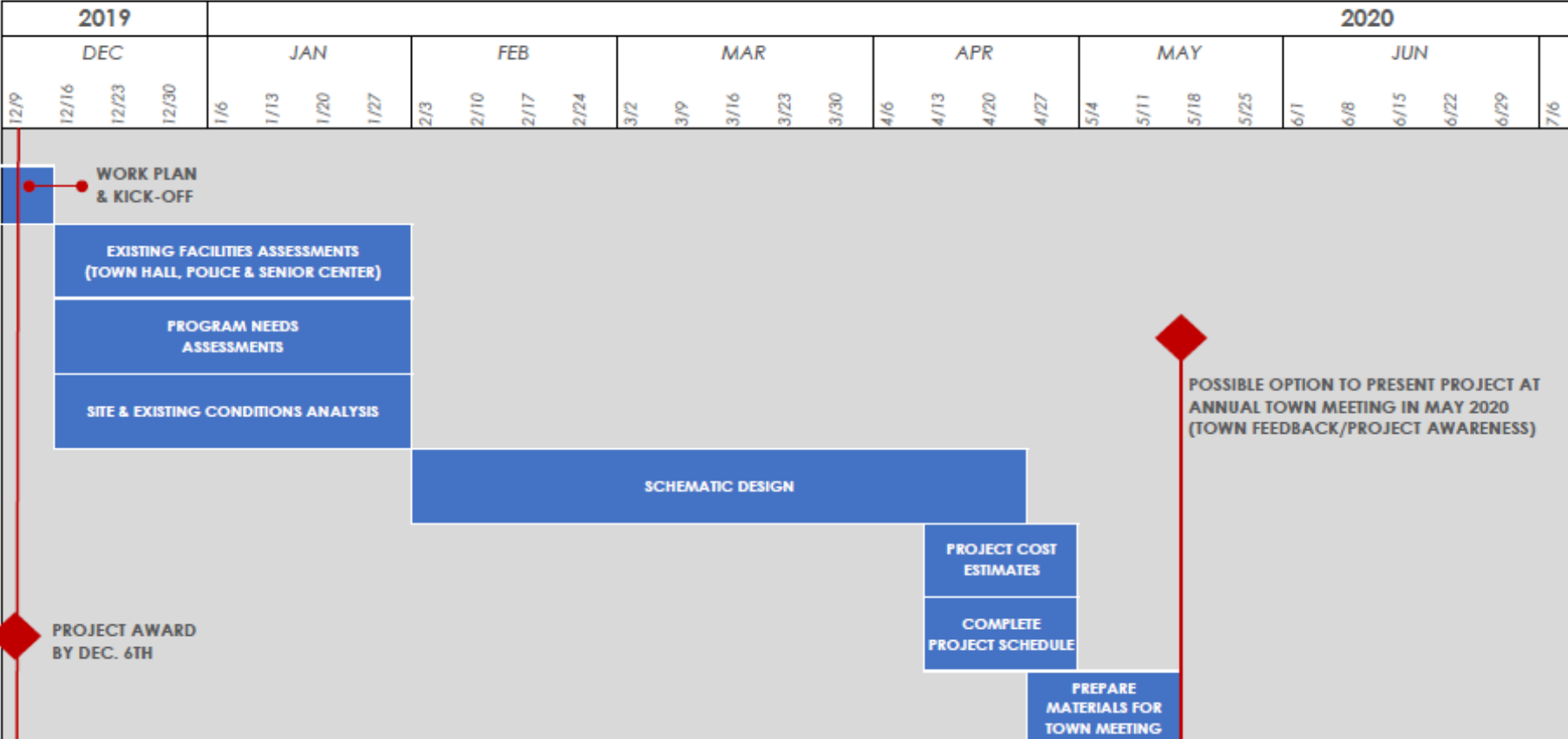
- Assess conditions of existing Town Hall, Senior Center and Police Department
- Analyze existing property & adjacent properties
- Meet with key stakeholders for each department to develop a space needs assessment and program for each department
- Provide conceptual design concepts for each building demonstrating how the space needs assessment will be addressed in order to meet the Town's growing needs
- Develop a masterplan for the campus incorporating adjacent properties where necessary
- Prepare a schematic design & estimate in preparation for a final package to be presented at Fall 2020 Town Meeting



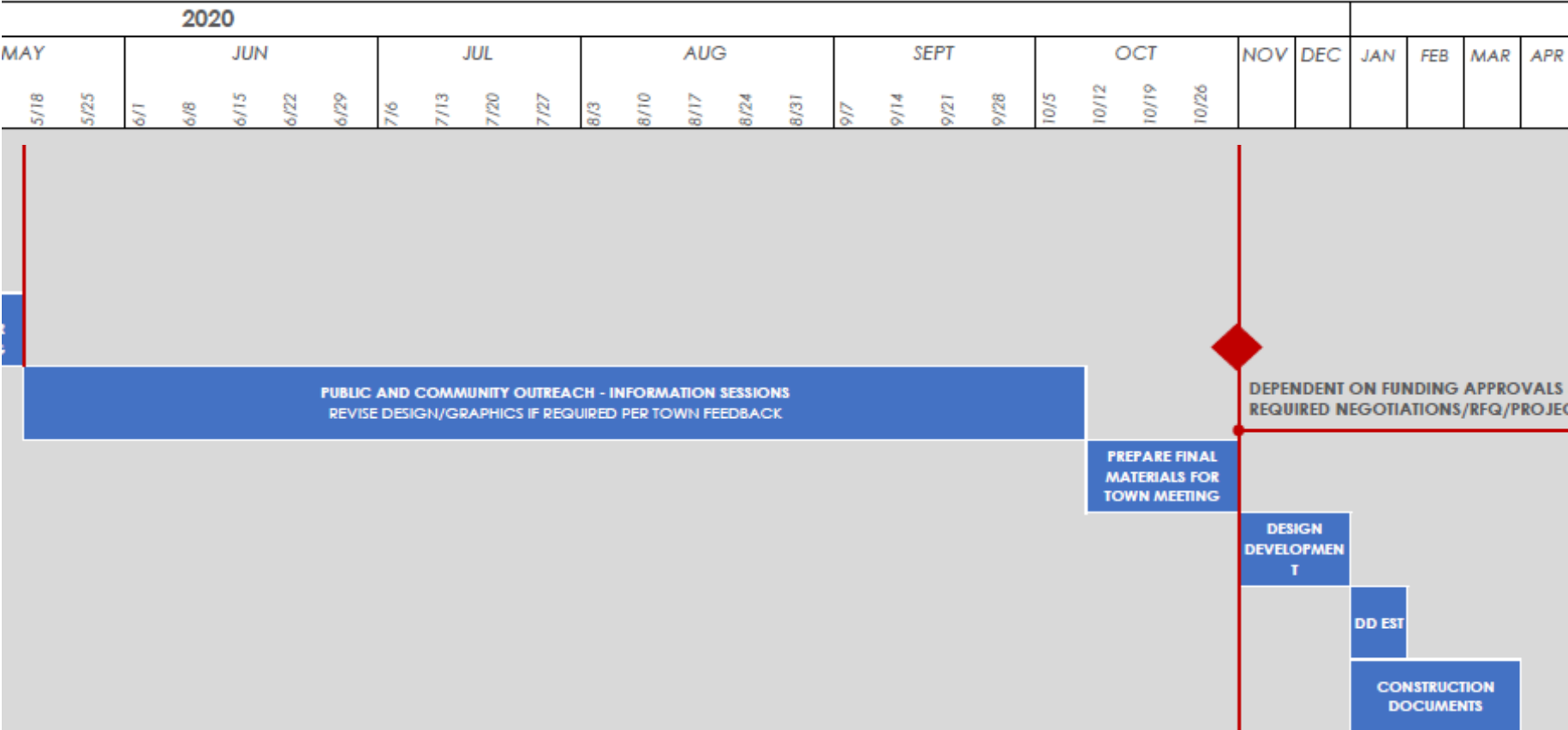
SCHEDULE



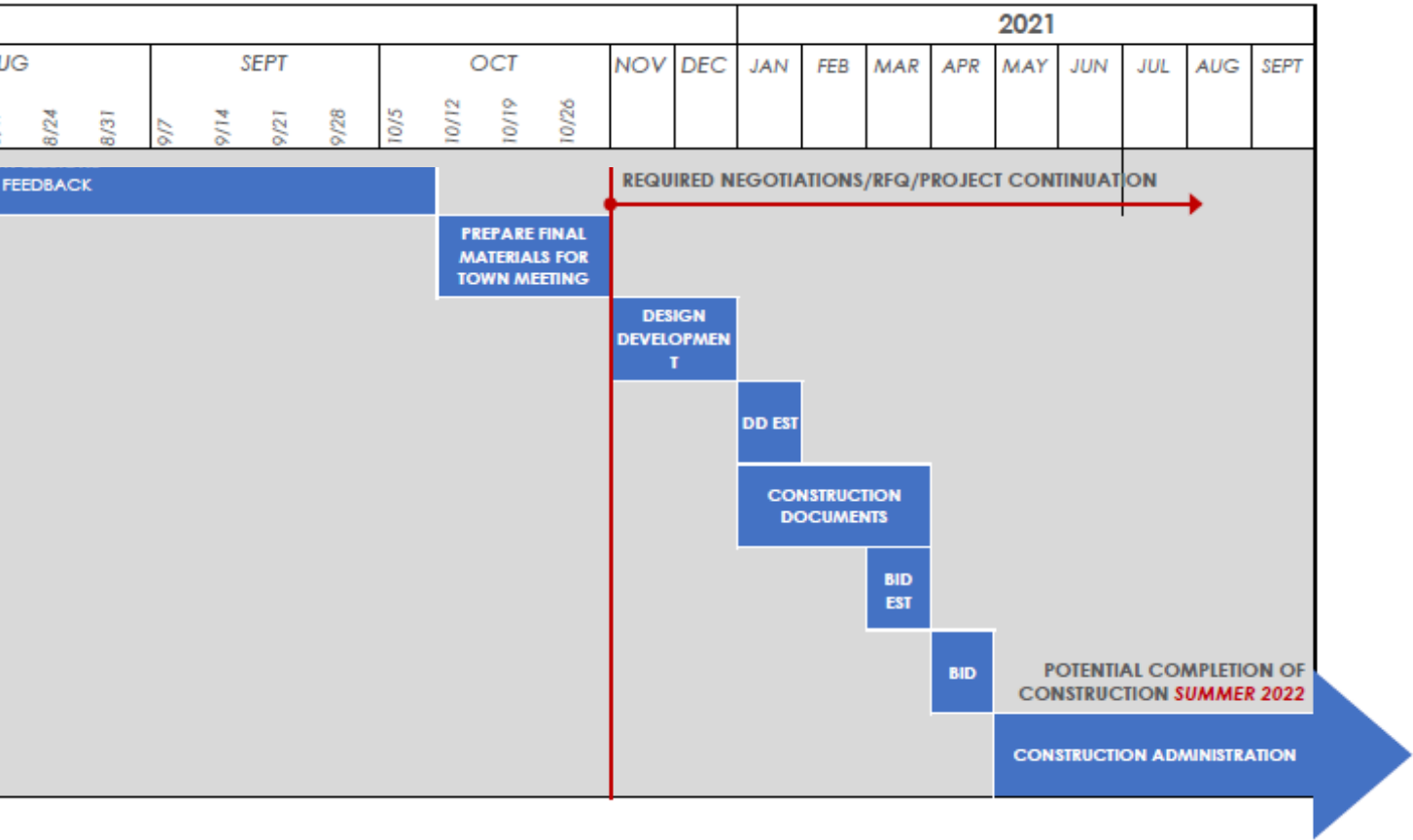
SCHEDULE



SCHEDULE



SCHEDULE



EXISTING SITE PLAN



EXISTING FACILITIES & SITE ASSESSMENT



SITE - WETLANDS



POLICE STATION

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PROGRAMMING

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1. Public	1650 SF
1.01 Vestibule	80 SF
1.02 Lobby	620 SF
1.03 Small Public Interview	120 SF
1.04 Large Public Interview	180 SF
1.05 Licensing/Interview Room	150 SF
1.06 Desk Officer	140 SF
1.07 Male Restroom	180 SF
1.08 Female Restroom	180 SF
2. Dispatch Center	2010 SF
2.01 Dispatch Center	780 SF
2.02 Dispatch Supervisor's Office	145 SF
2.03 Unisex Restroom	65 SF
2.04 Communications Equipment Room/IT	240 SF
2.05 Break Area	180 SF
2.06 Future Office	145 SF
2.07 311 Call Center	250 SF
2.08 311 Supervisor	140 SF
2.09 311 Unisex Restroom	65 SF
3. Records	1080 SF
3.01 Clerks Office	750 SF
3.02 Office Supply Closet	40 SF
3.03 Records Archive Room	225 SF
3.04 Unisex Restroom	65 SF
4. Community Training	1860 SF
4.01 Training Room	1440 SF
4.02 Kitchenette	60 SF
4.03 Supply/Training Storage	140 SF
4.04 Furniture Storage	220 SF

5. Patrol Facilities	3275 SF
5.01 Lieutenant's Office	175 SF
5.02 Lieutenant's Office	175 SF
5.03 Sergeants	960 SF
5.04 Report Preparation	440 SF
5.05 Roll Call/Break Room	1000 SF
5.06 K-9 Officer	145 SF
5.07 Quartermaster Storage	200 SF
5.08 Weapons Cleaning	80 SF
5.09 Armory	100 SF
6. Traffic	855 SF
6.01 Lieutenant's Office	175 SF
6.02 Sergeants Office	480 SF
6.03 Equipment Storage	100 SF
6.04 Traffic Reconstruction Storage	100 SF
7. Investigative	2870 SF
7.01 Investigative Admin	145 SF
7.02 Investigative Records File Room	180 SF
7.03 Detective Squad Room	1200 SF
7.04 Interview Room	100 SF
7.05 Interview Room	100 SF
7.06 Video Observation Room	80 SF
7.07 Kitchenette	120 SF
7.08 Sergeant's Office	145 SF
7.09 Lieutenant's Office	180 SF
7.10 Future Captain Office	180 SF
7.11 Conference Room	220 SF
7.12 Equipment Storage Room	80 SF
7.13 Crime Scene Supply Storage Room	140 SF
8. Department Administration	1155 SF
8.01 Chief's Administrative Assistant	200 SF

8. Department Administration	1155 SF
8.02 Reprographics/Work Area	60 SF
8.03 Supply Storage	20 SF
8.04 Future Administration Lieutenant Office	175 SF
8.05 Chief's Office	260 SF
8.06 Conference Room	240 SF
8.07 Future Office - Deputy Chief / Captain	200 SF
9. Staff Facilities	6085 SF
9.01 Main Male Restroom/Shower	360 SF
9.02 Main Male Locker Room	1200 SF
9.03 Main Female Restroom/Shower	200 SF
9.04 Main Female Locker Room	240 SF
9.05 Investigative / Admin Male Restroom/Shower	240 SF
9.06 Investigative / Admin Male Locker Room	620 SF
9.07 Investigative / Admin Female Restroom/Shower	200 SF
9.08 Investigative / Admin Female Locker Room	180 SF
9.09 Break Room	450 SF
9.10 Miscellaneous Male Restrooms	150 SF
9.11 Miscellaneous Female Restroom	150 SF
9.12 Fitness Center	2000 SF
9.13 Mail Area	20 SF
9.14 Laundry	75 SF
10. Property and Evidence	970 SF
10.01 Evidence Laboratory	160 SF
10.02 Evidence Receiving	100 SF
10.03 Evidence Storage	240 SF
10.04 Drugs/Weapons/Valuables Storage	170 SF
10.05 Bulk Found Property Room	300 SF

11. Prisoner Processing	2035 SF
11.01 Sally Port (2-cruiser)	900 SF
11.02 Cruiser Supply Storage	80 SF
11.03 Processing Area	600 SF
11.04 Holding	100 SF
11.05 Intoxilyzer Area	65 SF
11.06 Custodial Closet	40 SF
11.07 Interview Room	100 SF
11.08 Prisoner Release / Bail	100 SF
11.09 Blanket Storage	50 SF
12. Detention Facilities	1380 SF
12.01 Adult Male Cell	150 SF
12.02 Adult Male Cell	150 SF
12.03 Adult Male Cell	150 SF
12.04 Adult Male Cell	150 SF
12.05 Adult Male Cell	150 SF
12.06 Adult Male Cell	150 SF
12.07 Individual Female / Juvenile Cell	180 SF
12.08 Individual Female / Juvenile Cell	150 SF
12.09 Individual Female / Juvenile Cell	150 SF
13. Vehicle Storage	3485 SF
13.01 Animal Control Office	145 SF
13.02 Trailer Storage	240 SF
13.03 Vehicle Storage Garage	2800 SF
13.04 Cruiser Maintenance Work Room	140 SF
13.05 Animal Control Storage Room	100 SF
13.06 First Aid	60 SF
14. Building Services	1060 SF
14.01 Custodial Closet	40 SF
14.02 Custodial Closet	40 SF
14.03 Custodial Closet	40 SF

14. Building Services	1060 SF
14.04 Facility Maintenance Storage	150 SF
14.05 Boiler Room	300 SF
14.06 Sprinkler Room	60 SF
14.07 Air Handling Equipment Room	0 SF
14.08 Electrical Room	150 SF
14.09 Emergency Electrical Room	100 SF
14.10 Tel/Data Head End Room	60 SF
14.11 Tel/Data Distribution Closet	60 SF
14.12 Tel/Data Distribution Closet	60 SF
15. Vertical Circulation	980 SF
15.01 Stair, 2 Floors	400 SF
15.02 Stair, 2 Floors	400 SF
15.03 Elevator, 2 Floors	120 SF
15.04 Elevator Machine Room	60 SF
16. Parking Canopy	3935 SF
16.01 Carport	3600 SF
16.02 Long Term Bulk Storage	270 SF
16.03 K-9 Kennel	25 SF
16.04 K-9 Training Storage	40 SF

Net SF: 30,750 SF

Gross SF (25% Net to Gross): **38,438 SF**